

GATLIN CHRISTY LLOYD
31349 MAGIC HOLLOW ROAD
HILLIARD, FL 32046

28-4N-23-0000-0004-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		30	VINYL 100		0820	02	1,320	127.2000	101.76	134,323	1986	2000	0	0	0	56.00	44.00	VALUATION BY					STANDARD																	
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 0% - 0															Heated Area: 1248					HX Base Yr					Tax Group: 4					Tax Dist:					
Roof Cover		12	MODULAR MT 100		52 12 24 24 52 12 BAS 1993 UOP 2019															BUILDING MARKET VALUE					59,102															
Interior Wall		04	PLYWOOD 50																	TOTAL MARKET OB/XF VALUE					5,968															
Interior Wall		06	CUST PANEL 50																	TOTAL LAND VALUE - MARKET					355,590															
Interior Floo		14	CARPET 60																	TOTAL MARKET VALUE					116,340															
Interior Floo		13	LVT/LAMNT 40																	SOH/AGL Deduction					32,393															
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					83,947															
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					0															
Bedrooms			3 100																	BASE TAXABLE VALUE					83,947															
Bathrooms			2 100																	TOTAL JUST VALUE					420,660															
Frame		02	WOOD FRAME 100																	NCON VALUE					0															
Stories		1.	1. 100		INCOME VALUE															PREVIOUS YEAR MKT VALUE					240,376															
Units			0 100																																					
BUD8 Adjustme		04	DIST 01 100																																					
Quality		03	Quality Level 03																																					
DOR CODE		5000	IMPROVED AG																																					
MAP NUM			MKT AREA		09																																			
NEIGHBORHOOD/LOC		9001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,248	100	1993	1,248	55,878																																			
UOP	288	25	2019	72	3,224																																			
TOTALS	1,536			1,320	59,102	31658 MAGIC HOLLOW RD, HILLIARD										BLD DATE				LGL DATE		05/21/2025		MLU																
EXTRA FEATURES						XF DATE				LAND DATE				AG DATE		11/18/2024		KBA																						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																							
1	0940	SHEDS/PORT	0	0	12	12	144.00	SF	21.30	21.30	100	1988	1988	3	20	613																								
2	0680	POLE SHED	0	0	0	0	576.00	SF	10.00	10.00	100	2005	2005	3	36	2,074																								
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	58	1,160																								
4	0350	CARPORT WD	0	0	8	7	56.00	SF	13.00	13.00	100	2007	2007	3	27	197																								
5	1242	WD DECK A	0	0	26	10	260.00	SF	10.00	10.00	100	2017	2017	3	74	1,924																								
LAND DESCRIPTION						TOTAL OB/XF														5,968																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	005000	C	AGRICULTURAL	0			OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																						
2	006000	A	PASTURE - HA	0			OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	370.00	370.00	3,700																						
3	005902	A	HARDWOOD SI	0			OR	0.00	0.00	9.42	AC		1.00	1.00	1.00	190.00	190.00	1,790																						
4	005600	A	TIMBER 3 N S	0			OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	390.00	390.00	780																						
5	009910	M	MARKET VALUE	0			OR	0.00	0.00	21.42	AC		1.00	1.00	1.00	14,500.00	14,500.00	310,590																						
REVIEW DATE		04/28/2020		BY	TWA		Total Acres: 22.42			Total Land Value: 51,270			Market: 310,590			Agricultural: 6,270			Common: 45,000			PRINTED 07/30/2025 BY SYS																		